



**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: Z-2  
AGENDA DATE: Thu 09/01/2005  
PAGE: 1 of 1**

**SUBJECT:** NP-05-0020 - Pleasant Hill Subdistrict - Conduct a public hearing and approve an ordinance amending Ordinance No. 20050818-Z001, adopting the South Congress Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan, and establishing a land use designations on the future land use map for the Pleasant Hill Subdistrict of the West Congress Neighborhood Planning Area. The north boundary for the Pleasant Hill Subdistrict is the northern boundary of the Pleasant Hill Addition Subdivision, the eastern boundary is South Congress Avenue, the southern boundary is Stassney Lane, and the western boundary is Hummingbird Lane, which includes those lots with front and side yard frontages along Hummingbird Lane. Applicant: City of Austin. Agent: Neighborhood Planning & Zoning Department. City Staff: Mark Walters, 974-7695.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Alice Glasco



## MEMORANDUM

**To:** Will Wynn, Mayor  
and Members of the City Council

**From:** Alice Glasco, Director  
Neighborhood Planning and Zoning Department

**Date:** August 26, 2005

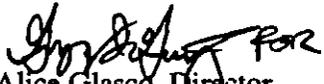
**Subject:** South Congress Combined Neighborhood Planning Area

On August 18, 2005 the City Council approved all of the elements of the South Congress Combined Neighborhood Plan except those relating to the Pleasant Hill Subdistrict (located to the northwest of the intersection of Stassney Ln. and South Congress Ave.). This part of the plan and rezoning to implement the plan were postponed until September 1, 2005 at the request of the neighborhood.

There are twelve tracts receiving changes to their base zoning districts as well as several infill options and design tools being recommended for the Pleasant Hill Subdistrict:

- Small lot amnesty,
- Mixed-use buildings on the commercial properties on South Congress Ave. and Stassney Ln.
- Allowing secondary units/garage apartments on smaller lots,
- Prohibiting parking in the front yard,
- Impervious cover and parking placement restrictions (reduces impervious cover in the front yard and directs where required parking is located),
- Front porch setback (front porches may extend further into the front yard setback)
- Garage placement restrictions (regulates size and location of garages).

The Planning Commission and staff recommend approval of the neighborhood plan's future land use map (FLUM) and the rezonings to implement the FLUM.

  
Alice Glasco, Director  
Neighborhood Planning and Zoning Department

**CC:** Toby Hammett Futrell, City Manager  
Laura Huffman, Assistant City Manager

Attachment(s): maps



**West Congress Neighborhood  
Planning Area: Subdistricts**

**CASE #  
C-14-05-0106**

South Congress Combined  
 Neighborhood Planning Area:  
 Future Land Use Map Amendment -  
 Pleasant Hill Subdistrict  
 September 1, 2005

-  Pleasant Hill Subdistrict Boundary
-  Single-Family Residential
-  High-Density Single-Family
-  Multi-Family Residential
-  Commercial
-  Neighborhood Commercial
-  Mixed Use
-  Higher Density Mixed Use
-  Office
-  Mixed Use/Office
-  Civic
-  Open Space



(Area excepted from plan at time of adoption)

*A comprehensive plan shall not  
 constitute zoning regulations or  
 establish zoning boundaries*

**EXHIBIT A**

